102.0	0002	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card /	Total Parcel
APPRAISED:	861,600 /	861,600
USE VALUE:	861,600 /	861,600
ASSESSED:	861,600 /	861,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
189		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YANSEN SHANA &
Owner 2:	TAKAHASHI SHOJI
Owner 3:	
Street 1:	189 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DELUCA THOMAS & PAULINE -
Owner 2:	-
Street 1:	189 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 2040 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	441,600		420,000	861,600
Total Card	0.138	441,600		420,000	861,600
Total Parcel	0.138	441,600		420,000	861,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.35 | /Parcel: 422.35

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65832
GIS Ref	
GIS Ref	
Insp Date	06/04/15

PREVIOUS ASSESSMENT

Parcel ID 102.0-0002-0019.0

!8160!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	441,600	0	6,000.	420,000	861,600		Year end	12/23/2021
2021	101	FV	428,800	0	6,000.	420,000	848,800		Year End Roll	12/10/2020
2020	101	FV	428,800	0	6,000.	420,000	848,800	848,800	Year End Roll	12/18/2019
2019	101	FV	332,600	0	6,000.	426,000	758,600	758,600	Year End Roll	1/3/2019
2018	101	FV	332,600	0	6,000.	318,000	650,600	650,600	Year End Roll	12/20/2017
2017	101	FV	332,600	0	6,000.	288,000	620,600	620,600	Year End Roll	1/3/2017
2016	101	FV	340,100	0	6,000.	276,000	616,100	616,100	Year End	1/4/2016
2015	101	FV	131,200	0	6,000.	234,000	365,200	365,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:50:22

LAST REV

Date	Time
02/26/20	10:56:09

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8160

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELUCA THOMAS &	64830-550		1/23/2015		694,000	No	No		
FERRETTI ELENA	63751-44		6/13/2014	Change>Sale	402,000	No	No		James Ferretti d.o.d. 12/10/2013.
FERRETTI ELENA	52156-210		1/30/2009	Family	1	No	No		
	21517-509		11/1/1991		112,500	No	No		A

USER DEFINED

Prior Id # 1:	65832
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1728	Heat App	4,734	C				
5/26/2015	567	Solar Pa	24,120					
4/21/2015	364	Manual	2,537					
4/1/2015	272	Heat App	5,000					
7/18/2014	856	Addition	85,000					
7/8/2014	787	Demoliti	1,000					
3/26/2012	278	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Meas/Inspect	PC	PHIL C
7/10/2014	Info Fm Prmt	PC	PHIL C
4/15/2009	Measured	372	PATRIOT
11/7/2000	Hearing Chag	264	PATRIOT
12/10/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	2015
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30624998
Const Adj.:	0.99490047
Adj $ / SQ:	168.947
Other Features:	105716
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443402
Depreciation:	1774
Depreciated Total:	441628

COMMENTS

643-5929.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

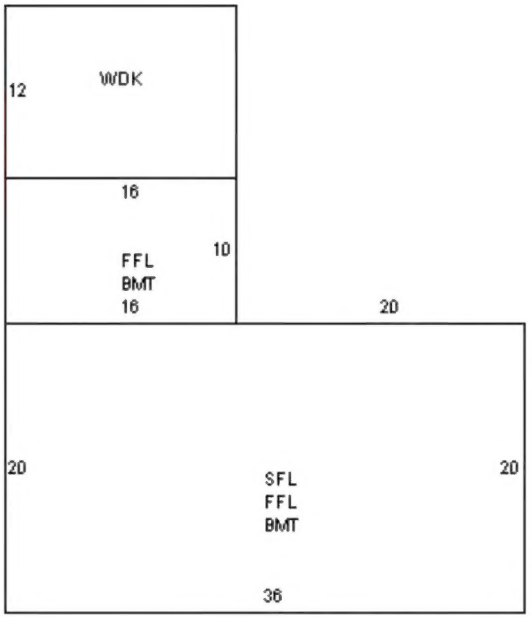
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.95
Special Features:	0	Val/Su Net:	165.27
Final Total:	441600	Val/Su SzAd	276.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	880	74.130	65,230
FFL	First Floor	880	168.950	148,673
SFL	Second Floor	720	168.950	121,642
WDK	Deck	192	11.150	2,141

Net Sketched Area:	2,672			Total:	337,686
Size Ad	1600	Gross Area	2672	FinArea	2040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	